

UNITED STATES BANKRUPTCY COURT  
DISTRICT OF NEW JERSEY

In Re:

Case No.: 17-15603 (JKS)

Mark Anthony Andreottis, II, a/k/a Mark  
Andreotti d/b/a Praetorian Investor Services

Chapter: 7

Judge: John K. Sherwood

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**NOTICE OF PROPOSED PUBLIC SALE**

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**Charles M. Forman, Chapter 7 Trustee** in this case proposes to sell property of the estate as described below. If you object to the sale, you must file a written objection and serve it on the party named below not later than 7 days before the hearing date.

Address of the Clerk:  
United States Bankruptcy Court  
District of New Jersey  
P.O. Box 1352  
Newark, NJ 07101-1352

If an objection is filed, a hearing will be held before the Honorable John K. Sherwood on April 10, 2018 at 10:00 a.m. at the United States Bankruptcy Court, Courtroom No 3D, 50 Walnut Street, 3<sup>rd</sup> Floor, Newark, New Jersey 07102.

If no objection is filed, the clerk will enter a *Certification of No Objection* and the settlement will be consummated as proposed.

Location, date and time of sale:

The sale will be held on April 26, 2018 commencing at 11:00 a.m. at 73 Ramapo Valley Road, Mahwah, New Jersey.

Parties wishing to inspect property to be sold may do so on April 25, 2018 between 10:00 a.m. and 4:00 p.m. and on April 26, 2018 from 9:00 a.m. and 11:00 a.m. at the address set forth above. On-line bidding is available. Please contact A.J. Willner Auctions for bidding requirements and access to online bidding platform.

Description of property to be sold:

Office furniture, computer equipment, framed artwork, including signed artwork by Christopher Burkett, Leroy Neiman and Lenore Simon and wine collection, various varietal, ranging from vintage years 1993 to 2009. All parties desiring further information should contact A.J. Willner Auctions at 973-332-8472 or via e-mail at [info@ajwillner.com](mailto:info@ajwillner.com). Information is also posted on AJ Willner's website at [www.ajwillner.com](http://www.ajwillner.com). A list of items to be auctioned is also available by contacting the undersigned at [klynch@formanlaw.com](mailto:klynch@formanlaw.com)

Terms of sale:

Full payment will be due within 24 hours of the auction by cash, certified check, cashiers check or a company check accompanied by an irrevocable bank letter guaranteeing payment. Credit cards are accepted; however, a \$1,000 pre-authorization on the credit card is required in order to bid. Successful bidders at the live auction will be charged a 10% buyer's premium. Successful on-line auction bidders will be charge a 15% buyer's premium. Property must be removed from the premises on or before Friday, April 27, 2018 at 5:00 p.m.

Objections must be served on, and requests for additional information directed to:

Name: Kim R. Lynch, Esq.

Address: Forman Holt, 66 Route 17 North, First Floor, Paramus, New Jersey 07652

Telephone No.: (201) 845-1000

E-Mail: [klynch@formanlaw.com](mailto:klynch@formanlaw.com)

## Imaged Certificate of Notice Page 3 of 4

United States Bankruptcy Court  
District of New JerseyIn re:  
Mark Anthony Andreottis, II  
DebtorCase No. 17-15603-JKS  
Chapter 7**CERTIFICATE OF NOTICE**

District/off: 0312-2

User: admin  
Form ID: pdf905Page 1 of 2  
Total Noticed: 30

Date Rcvd: Mar 12, 2018

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Mar 14, 2018.

db +Mark Anthony Andreottis, II, 101 St. Clair Ct., Princeton, NJ 08540-7345  
 aty +Forman Holt, 66 route 17 North, First Fl, Paramus, NJ 07652-2672  
 aty +Maciag Law, LLC, 475 Wall Street, Princeton, NJ 08540-1509  
 aty +McCabe Weisberg & Conway, PC, 216 Haddon Avenue Suite 600, Westmont, NJ 08108-2814  
 cr +811 Willow Ave Condo Assoc., MBM Group, 215 Adams Street, Hoboken, NJ 07030-2598  
 cr +Kearny Bank, C/o Durkin & Durkin, LLC, 1120 Bloomfield Ave, West Caldwell, NJ 07006-7138  
 cr +New Jersey Title Insurance Company, 2001 Route 46, Suite 310, Parsippany, nj 07054-1315  
 cr +OCWEN LOAN SERVICING LLC, 6409 Congress Ave Suite 100, Boca Raton, FL 33487,  
 UNITED STATES 33487-2853  
 cr +Travelers Insurance Co., c/o Law offices of David J. Finkler, P.C, 266 Harristown Road,  
 Suite 203, Glen Rock, NJ 07452-3321  
 517162017 +811 Willow Ave. Condo Association, c/o MBM Group, 215 Adams Street,  
 Hoboken, NJ 07030-2598  
 517155924 +Deutsche Bank National Trust Company, Ocwen Loan Servicing, LLC,  
 Attn: Cashiering Department, 1661 Worthington Road, Suite 100,  
 West Palm Beach, FL 33409-6493  
 516715889 +Ditech Financial, 1100 Virginia Dr. #100A, Port Washington, PA 19034-3276  
 516951585 +Fidelity National Title Insurance Company, 2533 N 117th Ave, Omaha, NE 68164-3679  
 516715888 +Kearny Bank, 120 Passaic Ave, Fairfield, NJ 07004-3523  
 517362901 +Maciag Law LLC, Thaddeus R. Maciag, Esq., 475 Wall Street, Princeton, NJ 08540-1509  
 516959772 +Ocwen, P.O. Box 24646, W. Palm Beach, FL 33416-4646  
 516959773 +PNC Bank, 1 PNC Plaza, 249 5th Ave, Pittsburgh, PA 15222-2707  
 517363607 +TRAVELERS CASUALTY AND SURETY COMPANY OF AMERICA, C/O DAVID J. FINKLER, ESQ.,  
 266 HARRISTOWN RD, SUITE 203, GLEN ROCK, NJ 07452-3321  
 517038250 US Department of Education, PO Box 16448, St. Paul, MN 55116-0448

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.

smg E-mail/Text: usanj.njbankr@usdoj.gov Mar 12 2018 23:59:43 U.S. Attorney, 970 Broad St.,  
 Room 502, Rodino Federal Bldg., Newark, NJ 07102-2534  
 smg +E-mail/Text: ustpreregion03.ne.ecf@usdoj.gov Mar 12 2018 23:59:40 United States Trustee,  
 Office of the United States Trustee, 1085 Raymond Blvd., One Newark Center, Suite 2100,  
 Newark, NJ 07102-5235  
 app +E-mail/Text: atkinsappraisal@aol.com Mar 12 2018 23:59:28 A. Atkins Appraisal Company,  
 122 Clinton Road, Fairfield, NJ 07004-2900  
 app +E-mail/Text: atkinsappraisal@aol.com Mar 12 2018 23:59:28 A. Atkins Appraisal Corp.,  
 122 Clinton Road, Suite 2A, Fairfield, NJ 07004-2900  
 auc +E-mail/Text: msklar@ajwillnerauctions.com Mar 12 2018 23:59:39 A.J. Willner Auctions, LLC,  
 PO Box 1012, Springfield, NJ 07081-5012  
 auc +E-mail/Text: msklar@ajwillnerauctions.com Mar 12 2018 23:59:39 AJ Willner Auctions LLC,  
 POB 1012, Springfield, NJ 07081-5012  
 517375875 +E-mail/Text: g20956@att.com Mar 13 2018 00:00:12 AT&T Mobility II LLC,  
 c/o AT&T Services, Inc., Karen A. Cavagnaro - Lead Paralegal, One AT&T Way Roo 3A104,  
 Bedminster, NJ 07921-2693  
 516820057 E-mail/Text: bankruptcy.bnc@ditech.com Mar 12 2018 23:59:26  
 Ditech Financial LLC fka Green Tree Servicing LLC, P.O. Box 6154,  
 Rapid City, South Dakota 57709-6154  
 516847141 +E-mail/Text: cio.bncmail@irs.gov Mar 12 2018 23:59:16 Internal Revenue Service,  
 PO Box 7346, Philadelphia, PA 19101-7346  
 517284197 +E-mail/Text: ustpreregion03.ne.ecf@usdoj.gov Mar 12 2018 23:59:40 United State Trustee,  
 One Newark Center, Suite 2100, Newark, NJ 07102-5235  
 516865875 +E-mail/PDF: EBN\_AIS@AMERICANINFOSOURCE.COM Mar 13 2018 00:20:10 Verizon,  
 by American InfoSource LP as agent, 4515 N Santa Fe Ave, Oklahoma City, OK 73118-7901  
 TOTAL: 11

\*\*\*\*\* BYPASSED RECIPIENTS (undeliverable, \* duplicate) \*\*\*\*\*

516966581 TBD  
 516966580 US Government  
 516878278\* Ditech Financial LLC fka Green Tree Servicing LLC, P.O. Box 6154,  
 Rapid City, South Dakota 57709-6154

TOTALS: 2, \* 1, ## 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.  
 USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

District/off: 0312-2

User: admin  
Form ID: pdf905

Page 2 of 2  
Total Noticed: 30

Date Rcvd: Mar 12, 2018

\*\*\*\*\* BYPASSED RECIPIENTS (continued) \*\*\*\*\*

**I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.**

**Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: Mar 14, 2018

Signature: /s/Joseph Speetjens

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## CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on March 12, 2018 at the address(es) listed below:

Alexandra T. Garcia on behalf of Creditor Ditech Financial LLC NJECFMAIL@mwc-law.com  
Andrew L. Spivack on behalf of Creditor Ditech Financial LLC nj.bkecf@fedphe.com  
Charles M. Forman cforman@formanlaw.com, lcapasso@formanlaw.com;cforman@iq7technology.com  
David J. Finkler on behalf of Creditor Travelers Insurance Co. DFinkler.LawDJF@verizon.net  
Denise E. Carlon on behalf of Creditor Ditech Financial LLC fka Green Tree Servicing LLC  
dcarlon@kmlawgroup.com, bkgroup@kmlawgroup.com  
Kim R. Lynch on behalf of Trustee Charles M. Forman klynch@formanlaw.com, kanema@formanlaw.com  
Laura M. Egerman on behalf of Creditor Ditech Financial LLC bkyecf@rasflaw.com,  
bkyecf@rasflaw.com;legerman@rasnj.com  
Meaghan Tuohey on behalf of Creditor 811 Willow Ave Condo Assoc. meaghan@2eklaw.com,  
G19176@notify.cincompass.com  
Michael A. Artis on behalf of U.S. Trustee U.S. Trustee michael.a.artis@usdoj.gov  
Miriam Rosenblatt on behalf of Creditor OCWEN LOAN SERVICING LLC bkyecf@rasflaw.com,  
mrosenblatt@rasflaw.com  
Murphy Durkin on behalf of Creditor Kearny Bank maresta@durkinlawfirm.com  
Nicholas V. Rogers on behalf of Creditor Ditech Financial LLC nj.bkecf@fedphe.com  
U.S. Trustee USTPRegion03.NE.ECF@usdoj.gov  
United States Trustee USTPRegion03.NE.ECF@usdoj.gov  
William J. Levant on behalf of Creditor New Jersey Title Insurance Company  
efile.wjl@kaplaw.com  
William J. Levant on behalf of Plaintiff CATIC Title Insurance Company efile.wjl@kaplaw.com  
TOTAL: 16